

ORDINANCE NO. G-05-08-25-12C1

AN ORDINANCE AMENDING THE GENERAL PLAN OF THE CITY OF ROUND ROCK, TEXAS, CODIFIED UNDER SECTION 11.107, CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, TO AMEND CHAPTER 5; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

Chapter 5, Section 5.4 of the City of Round Rock General Plan 2000 is hereby amended and replaced in its entirety. *Exhibit A* is hereby adopted as Chapter 5, Section 5.4 of the City of Round Rock General Plan 2000 setting forth the features of the Future Land Use Plan for the City of Round Rock, Texas as herein provided; and each and all of the provisions, conditions and terms of said *Exhibit A* are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

II.

Chapter 5, Map 5.2 City of Round Rock Future Land Use Map, is hereby deleted in its entirety and replaced with *Exhibit B*, City of Round Rock Future Land Use Map, attached hereto and made a part hereof, as if fully set out in this ordinance.

III.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.


B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ, PASSED and ADOPTED on first reading this the 25
day of August, 2005.
Alternative 2.

READ and APPROVED on first reading this the ____ day of
_____, 2005.

READ, APPROVED and ADOPTED on second reading this the ____
day of _____, 2005.



NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:


CHRISTINE R. MARTINEZ, City Secretary

5.4 Plan Features

The Future Land Use Plan proposes the general distribution, general location, and extent of land uses, where appropriate, for parkland, open spaces, and floodplain, residences, mixed use, commerce, business parks, industry, and mining. As additional features, the Palm Valley Area Plan and the Northeast Plan are included to address specific development concerns for unique corridors within the City.

The following table summarizes the land use acreage for both the 1990 General Plan and the General Plan 2000. The percent change of acreage within each land use category is also presented.

Table 5.1 Land Use Designation Acreage

<i>Land Use</i>	<i>1990 General Plan</i>	<i>Percent of Total</i>	<i>General Plan 2000</i>	<i>Percent of Total</i>	<i>Percentage of Change</i>
Parks, Open Space & Floodplain	2,512	6.9%	3,889	9.3%	54.8%
Residential	22,548	61.9%	27,238	64.8%	20.8%
Mixed ¹	-	0.0%	407	1.0%	100.0%
Commercial	2,829	7.8	3,451	8.2%	22.0%
Business Park ²	-	0.0%	1,473	3.5%	100.0%
Industrial	5,796	15.9%	2,056	4.9%	-64.5%
Mining	2,728	7.5%	3,491	8.3%	28.0%

¹ This land use category did not exist in the 1990 General Plan.

² This land use category did not exist in the 1990 General Plan.

PARKS, OPEN SPACE, AND FLOODPLAIN

This land use designation applies to areas supporting recreational and open space uses. It also includes designated floodplain areas. Selected city parks and recreational facilities are shown on the Future Land Use Map (Map 5.2). A complete display of existing city parks and recreational facilities is shown on Map 6.1 in Chapter 6, Community Facilities.

Open space is defined as any parcel, tract of land, or water feature that is essentially unimproved. This designation identifies areas that are scenic in nature or inappropriate for the construction of buildings. Open space not identified as floodplain or water can be improved with recreational trails and other open space amenities.

Floodplain refers to land adjoining a watercourse or drainway that is covered by a specified amount of floodwater in a storm. The floodplain consists of the floodway and the flood fringe. The Federal Emergency Management Agency (FEMA) sets the standards for floodplain designation.

The Future Land Use Plan identifies over 3,800 acres of land as parkland, open space, or floodplain. Within the Planning Area, there are approximately 1,000 acres of land currently supporting this land use.

RESIDENTIAL

Residential land use primarily supports tracts with dwelling units. The land itself may be improved or unimproved. The Future Land Use Plan has been designed to protect and enhance existing single-family neighborhoods and to minimize potential land use conflicts that may occur with future development.

Development permitted in the residential land use category includes:

Semi-rural single-family housing

Single-family detached housing

Two-family housing

Multi-family housing

Neighborhood commercial

Neighborhood commercial development is designed to address the commercial needs of the local population. This usually includes businesses such as daycare facilities and convenience stores. Within the Future Land Use Plan, neighborhood commercial is generally located at the intersection of a collector street and an arterial roadway. Collector streets provide circulation within and between neighborhoods. Neighborhood commercial is also permitted at the intersection of two arterial roadways. Arterial roadways are of regional importance and usually serve as the main roads into the community.

In order to minimize potential land use conflicts between higher intensity land uses and single-family residential neighborhoods, compatibility standards are included in the General Plan 2000. Section 5.6 of this chapter lists and describes the standards.

The Future Land Use Plan designates approximately 27,000 acres of land for residential development. Within the Planning Area, there are currently 8,469 acres of land supporting this land use.

MIXED LAND USE

The mixed land use category includes properties on which various uses, such as office, commercial, business park, industrial, institutional, and residential are combined in a single building or on a single site. Mixed land use areas are generally zoned as Planned Unit Developments (PUD). This type of development offers benefits in energy use and reduces costs associated with the construction and provision of infrastructure. Designating a mixed land use category is one method of accommodating the projected increase in population and commerce in Round Rock, while maintaining high quality development projects.

A mixed land use site should be an integrated and functional development project with a coherent physical design. A "single site" may include contiguous properties.

This land use designation is intended to encourage residential development in conjunction with commercial development or redevelopment. Redevelopment refers to the construction of new development on previously developed parcels. Higher densities may be appropriate for locations that are well separated from single-family neighborhoods and located at the junction of arterial roadways.

The Future Land Use Plan identifies over 400 acres of land as suitable for mixed use development. One identified area is already moving toward this type of development. The La Frontera mixed use development plan includes over 6,000,000 square feet of nonresidential space and 900 multi-family dwelling units. Comprehensive development on this scale not only meets the needs of the existing population, but also addresses the demands of the larger regional market.

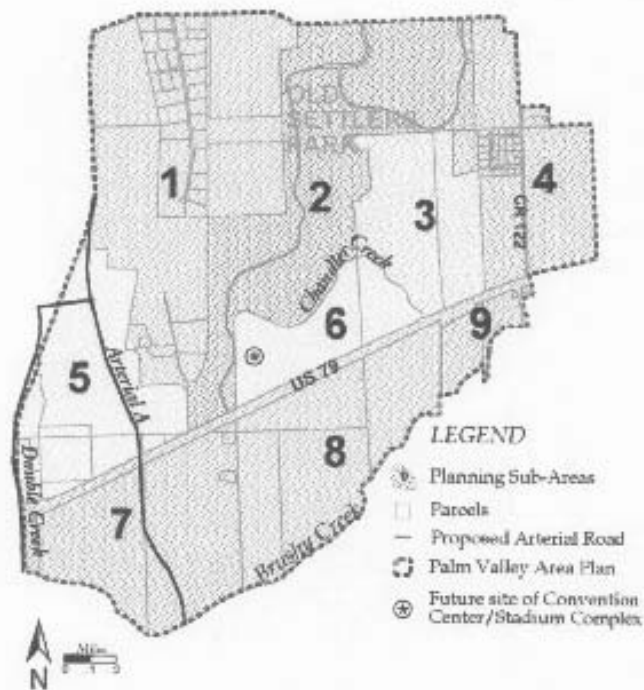
PALM VALLEY AREA PLAN

The Future Land Use Plan supports further study of the Palm Valley Boulevard corridor through the development of an area plan. This planning corridor generally encompasses the area north and south of East Palm Valley Boulevard from the abandoned Missouri-Kansas (MOKAN) railroad right-of-way to County Road 122. The area includes the future site of the convention center/stadium complex, Old Settlers Park, Brushy Creek, the historic site of Kenney Fort, the Palm Valley Lutheran Church and cemetery, historic homes such as the Israel-Telander homestead, several large lot single-family homes, and large tracts of vacant and agricultural land. The Future Land Use Map (Map 5.2) delineates the boundaries of the Palm Valley Area Plan.

With unique physical, historic, cultural, and economic factors affecting the area, special development considerations are needed along East Palm Valley Boulevard. The development of an area plan is the first step in determining an appropriate mix of future land uses and serves as a foundation for the development of regulations specific to this corridor.

The Palm Valley Area Plan is divided into nine sub-areas for more detailed analysis (Map 5.1). Each sub-area consists of existing contiguous parcels grouped by common physical characteristics, likely development patterns, or special uses.

Map 5.1 Sub-Areas of the Palm Valley Area Plan



An inventory of the planning sub-areas includes locational characteristics and special considerations that may affect future development. Using this information, possible future land uses and corresponding design recommendations are identified for each sub-area.

Table 5.2 Palm Valley Area Plan Matrix

Palm Valley Sub-Areas	US 79 Frontage	Adjacent to Old Settlers Park	Creek Frontage ¹	Arterial Frontage ²	Special Considerations	Possible Future Land Uses	Design Recommendations
1	No	Yes	Yes (C)	A	Arterial A traffic noise, light intrusion, & air pollution; park adjacency; tree buffer for western park boundary; convention center/stadium complex light & noise	Parkland; single-family residential; two-family residential	Sound barriers; fencing; landscaped buffers and berms
2	Yes	N/A	Yes (C)	79	City regional park uses; interface with convention center/stadium complex	Parkland; historic commercial	Sound barriers; fencing; park enhancements; connectivity with residences
3	Yes	Yes	Yes (C)	79	Adjacency to convention center/stadium complex, US 79, & wastewater plant with resultant noise, light intrusion, traffic, air pollution, & odors	School facilities; parkland; single-family residential; trails	US 79 corridor signage; specified landscaping & building materials; accessibility to park; lightshed protection; roadway buffers
4	Yes	No	No	79, 122	Adjacency to convention center/stadium complex, US 79, CR 122, & wastewater plant with resultant noise, light intrusion, traffic, air pollution, & odors	General and local commercial; single-family residential; two-family residential	Corridor signage; specified landscaping & building materials; roadway buffers
5	Yes	Yes	Yes (C)	A, DC, 79	"Island" between arterials & church site; traffic impacts on historic church & cemetery	Civic/school facilities; parkland; general, local & historic commercial; single-family, two-family & multi-family residential; mixed use	Corridor signage; specified landscaping & building materials; compatibility with Palm Valley Lutheran Church; trail along Chandler Creek; landscaped buffers and berms
6	Yes	Yes	Yes (C)	79	Connectivity with rest of City & other developments in complex; light intrusion into adjacent properties; access to rail line	Civic facilities; parkland; general & local commercial; multi-family residential; mixed use	Corridor signage; specified landscaping & building materials; restrictions on certain general commercial; City Activities Center
7	Yes	No	Yes (B)	A, DC, 79	Some land locked between arterials; rail line access; preservation of creek confluence & existing residential areas; protection of historic sites	Parkland; historic park; trailhead; multi-family residential; business park; mixed use	Corridor signage; specified landscaping & building materials; rail accessibility & potential transit; access to Kenney Fort, trail on Brushy Creek, and north side of US 79; roadway buffers
8	Yes	Yes	Yes (B)	79	Historic homes; rail line access; preservation of creek; adjacency to wastewater plant	Parkland; multi-family residential; business park; mixed use	Corridor signage; specified landscaping & building materials; rail accessibility & potential transit; trail on Brushy Creek; pedestrian access to north side of US 79

ROUND ROCK GENERAL PLAN 2000

9	Yes	No	Yes (B)	79	Plant expansion must be compatible with adjacent uses; buffering used in appropriate areas	Civic uses; parkland; industrial	Corridor signage; specified landscaping & building materials; rail accessibility; trail on Brushy Creek; heavy natural
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¹ "B" refers to Brushy Creek, "C" refers to Chandler Creek.

² "A" refers to Arterial A, "79" refers to US 79, "122" refers to CR 122, and "DC" refers to Double Creek Boulevard.

In order to incorporate the recommendations from the sub-area inventory and the future findings of the Palm Valley Area Plan, a special zoning district may be required to guide development within this region.

Special districts are established within a zoning ordinance to accommodate a narrow or distinct set of land uses or to address specific purposes. The term can signify any district beyond the conventional residential, commercial, industrial, and agricultural districts. Cities throughout the country utilize special districts, also known as overlay or combining districts, to encourage appropriate development in a specified area or to require additional protection of a particular resource area.

There are currently two special districts in Round Rock: the Historic Overlay District and the Planned Unit Development (PUD) District. The City adopted the Historic Overlay District in 1979 to protect the City's historic resources. This special district includes two classifications, the historic district and the historic landmark. The development of property in either category is governed by regulations specific to the Historic Overlay District and by general zoning regulations. For example, a property with both historic overlay and general commercial zoning may be permitted to operate general commercial uses; however, the property is further regulated by zoning provisions pertaining to historic preservation.

The Planned Unit Development (PUD) District was the second special district adopted by the City. The PUD District was established in 1990 to encourage mixed uses, allow a more flexible response to the market, encourage innovative subdivision or site plan design, and to promote superior development that is compatible with adjacent land uses. One of the principle features in PUD zoning is the ability to restrict or prohibit land uses. Currently over twenty percent of the City is zoned PUD. This is largely due to the fact that the PUD designation makes it possible to design a zoning district that will be compatible with surrounding development by limiting the types of uses that are permitted.

With a large amount of land within the Palm Valley area currently vacant, the City has an exciting opportunity to create a unified "gateway" into the community that supports the goals and objectives of the General Plan 2000. The creation of a Palm Valley Overlay District (PVOD) will ensure that development in this corridor reflects the area's historical significance, provides family recreational activities, and emphasizes the area's unique character.

The PVOD will require additional development standards, such as road-way setbacks, increased landscaping, and architectural and signage standards, to adequately direct development within the region. The PVOD may also limit the land uses permitted within the Palm Valley Area Plan.

NORTHEAST PLAN

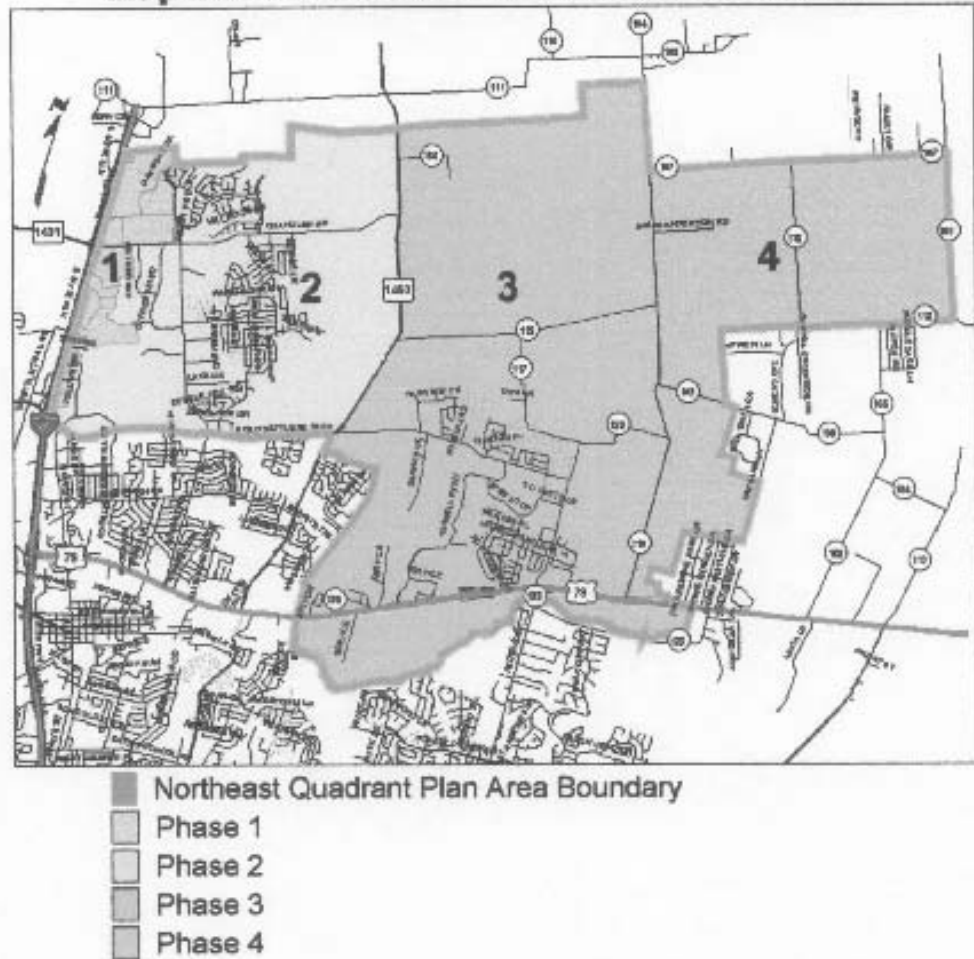
Because the Future Land Use Plan serves as the principal guiding document in determining the appropriateness of zoning designations for property that is

annexed into the City and for property under consideration for zoning changes, it is imperative that it accurately reflect the current goals and objectives of the City and that it account for changing market conditions. In order to ensure the appropriateness of the land use designations of the Future Land Use Plan, the City will periodically amend the plan based on a review of changing conditions in different areas of the City and its extraterritorial jurisdiction (ETJ) in accordance with Section 5.9.

Northeast Round Rock has been chosen for such a review based on the amount of developable land available in this area and the amount of interest it has received from the development community. The Northeast Plan will provide greater detail on the rationale behind changes to the Future Land Use Plan in northeast Round Rock and will provide policy guidance in applying the Future Land Use Plan to zoning decisions in the northeast area. This plan area, shown in Map 5.1.1, generally encompasses most of northeast Round Rock from IH-35 on the west, US 79 on the south and the City's extraterritorial jurisdiction boundary on the north and east. A portion of northeast Round Rock south of Old Settlers Boulevard is excluded from the plan area due to the amount of existing development in this area.

As illustrated in Map 5.1.1, the plan area has been divided into four phases, with Phase One beginning at IH-35 and Phase Four ending at the eastern extent of the City's ETJ. This division of phases approximates the pattern of development and direction of change northeast Round Rock is experiencing and will allow the City to modify the Future Land Use Map one area at a time, rather than waiting to complete a comprehensive review of the entire plan area before amending the Future Land Use Map. In this way, the City will be able to study different sections of the northeast quadrant when they are under pressure for development and to respond to changing market conditions as they occur.

Map 5.1.1 Northeast Plan Area and Phases



COMMERCIAL

Commercial land use consists of development that establishes or preserves enterprises involved in the buying and selling of commodities and services. Permitted development in this land use category includes the following:

General Commercial

Neighborhood Commercial

Historic Commercial

General commercial development requires that all commercial activities occur within an enclosed structure. Some examples of general commercial development include grocery stores, restaurants, and retail establishments. As stated previously, neighborhood commercial development is restricted to serving the general needs of the local population. This typically includes businesses such as daycare facilities and convenience stores. Historic commercial development excludes

various automotive uses and encourages the development of businesses such as law offices and travel agencies.

In an effort to provide adequate commercial sites with the best locational characteristics while simultaneously protecting the primary transportation function of arterial roadways, commercial development will be directed toward the intersections of major roadways. Nodes of commercial development, (i.e. areas of commercial activity), may occur at the intersection of two arterial roadways or along the following: Interstate 35, Mays Street, Ranch-to-Market (RM) 620, Highway 79, and future State Highway 45. Arterial roadways carry both local traffic traveling from small areas to highways as well as regional traffic.

Examples of large-scale commercial developments that take advantage of major transportation routes include:

La Frontera at the corner of Farm-to-Market (FM) 1325 (future State Highway 45) and Interstate 35.

Round Rock Hospital expansion and supporting uses along RM 620.

While these developments do not necessarily fall within the commercial categories above, they do represent change in Round Rock's commercial market. Typically, large-scale commercial developments provide a variety and depth of goods and services not available in neighborhood or general commercial shopping areas. The development of these large-scale projects suggests that commercial businesses within Round Rock are serving not only the local population, but also drawing consumers from an area that extends well beyond the City's Planning Area.

The Future Land Use Plan identifies over 3,400 acres of land as suitable for commercial development. Within the Planning Area, there are approximately 1,170 acres of land currently supporting this land use.

BUSINESS PARK

The business park land use classification is intended to accommodate, in a park-like setting, a limited group of modern light industrial, research and development, and administrative facilities subject to development standards. Business park developments shall be located on lands that have an acceptable relationship to the Round Rock Transportation Master Plan and other applicable plans.

Some business park developments may be located near residential neighborhoods; therefore, it is necessary that all activities including light manufacturing and the assembly of materials be carried out in a wholly enclosed building. All related activities shall be carried out in a manner that is not injurious or offensive to the occupants of surrounding properties.

Within land designated as suitable for business park development, limited commercial support facilities may be permitted. Examples of support facilities

include personal services such as daycare centers and health clubs. Other support facilities may include branch banks and restaurants.

The Future Land Use Plan identifies over 1,400 acres of land as suitable for business park development.

INDUSTRIAL

Land designated for industrial use accommodates the manufacture, production, and processing of consumer goods. Examples of uses permitted in this category include warehouses, mini-warehouses, food processing, and assembly operations. The Future Land Use Plan directs the majority of industrial land use along the northern Interstate 35 corridor.

The Future Land Use Plan identifies over 2,000 acres of land as suitable for industrial development. This represents an approximate 65 percent decrease from the amount of land designated for industrial development in the 1990 General Plan (estimated at 5,796 acres). Several factors influence this adjustment in the Future Land Use Plan. In the late 1980's/early 1990's, Round Rock aggressively pursued industrial development as a means to improve the economic vitality of the community. The goals of the General Plan 2000 now call for a diversification of the economic base. With only 783 acres of land currently supporting industrial enterprises, the Plan has adjusted the amount of land designated for industrial land uses to 2,000 acres. However, the business park land use designation also allows for some types of limited industrial uses.

MINING

This land use category applies to all activities that involve land excavation for extracting minerals and similar substances.

Approximately 3,500 acres of land has been designated for mining activities. All of this land is located in northwest Round Rock along Interstate 35. The amount of mining acreage identified in the Future Land Use Plan represents no change from the existing level because of the long-term mining activities of Texas Crushed Stone, Co.



City
of
Round Rock

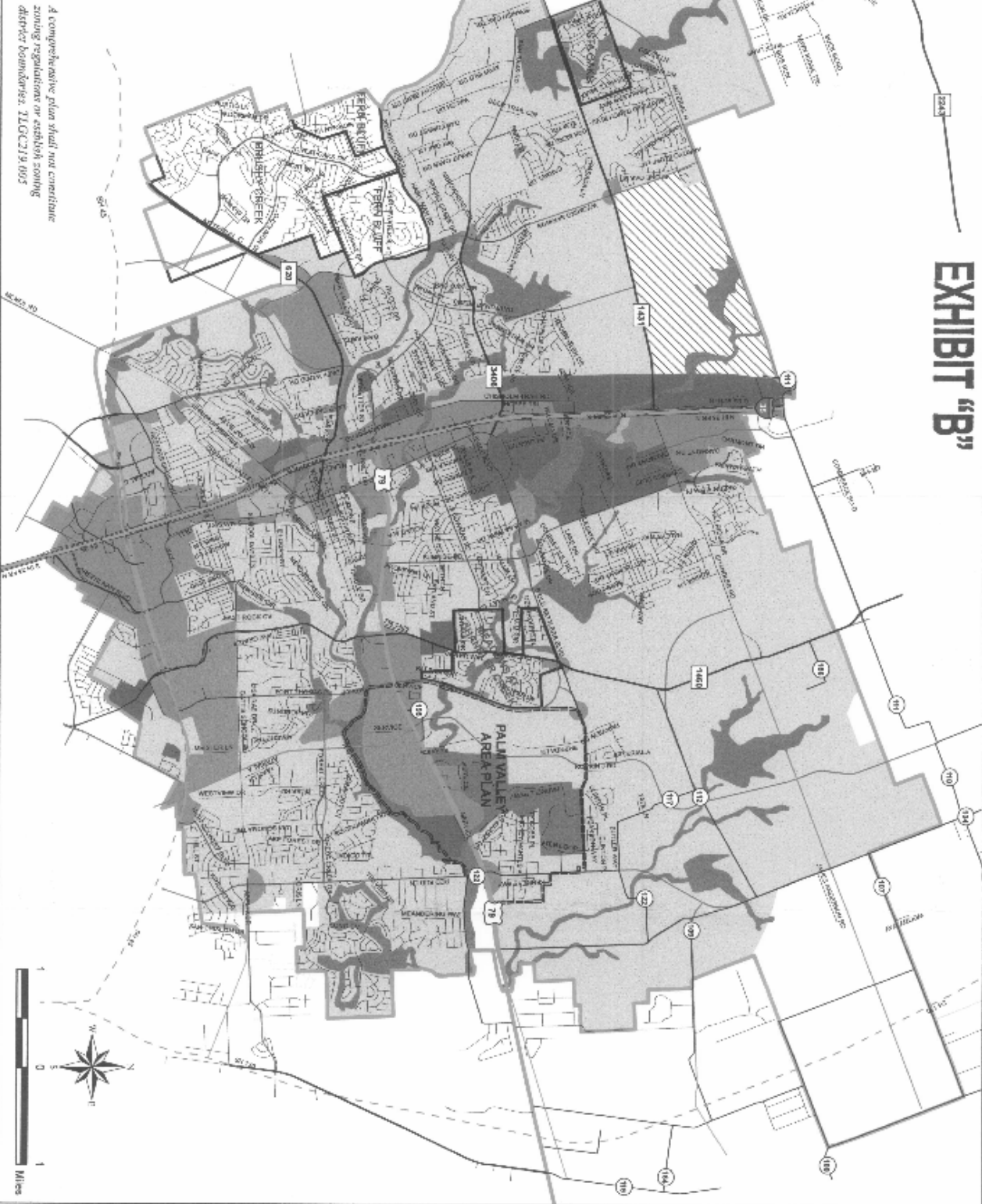
EXHIBIT "B"

MAP 5.2

FUTURE LAND USE MAP-2005

LEGEND

- Residential
- Park Land
- Mining
- Commercial
- Business Park
- Industrial
- Mixed Land Use
- PALM VALLEY AREA PLAN
- MUNICIPAL UTILITY DISTRICTS
- Four Lanes New Location
- Six Lanes New Location
- Eight Lanes New Location
- Freeway New Location
- Extrajurisdictional Jurisdiction Proposed



A comprehensive plan shall not constitute
zoning regulations or establish zoning
district boundaries. TLO 219.005